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Broker Price Opinion

Subject Info

Order ID:	2123702	Address:	960 Farmingdale Road	Property for Sale:	No
Date of Inspection:	4/21/2018 04:00:00 PM	City:	Jackson	Realtor Company:	
Client:	Member Support Services LLC	State:	NJ	Realtor:	
Borrower:	Kenneth Ebber	Zip:	08527	Realtor Phone:	
Loan Number:	14785	Occupancy:	Unknown but Occupied	MLS #:	
Assessor Tax Parcel Number (APN):	12-01102-0000-00028	Occupancy Verified By:	Vehicle on property	Current Listing Price:	
Days on Market:		Date of Last Price Change:		Original Listing Price:	

Neighborhood Data

Location:	Suburban	Supply / Demand:	In Balance	Property Values:	Stable
Predominant Ownership Type:	Homeowner	Seasonal Market:	No	Percent New Construction:	0.00%
Are REO Sales Prevalent in the Subject's Market:	No	Typical Marketing Time (in Days):	60 days	Percent Commercial Development:	0.00%
Are Seller Concessions Prevalent in the Subject's Market:	No	Average Sale Price:	\$425,000	Price Range:	\$300,000 - \$800,000
Number of Properties for Sale in Neighborhood:	10	Average Sale to List Price Ratio:	10	Subject's Comparison to Neighborhood:	Average

Neighborhood Comments

Positive Features / Influence:	Neighborhood comprised of mostly remodeled single family dwellings. The neighborhood reflects good employment stability, upkeep, and repair. There are no adverse living conditions which affect the livability of the property.			
Negative Features / Influence:	None noted at time of inspection.			
Influence of Location:	Close to schools, parks, shopping and transportation.			
Market Condition:	The market value appears to have stabilized, supply and demand appear to be in balance. We are seeing motivated sellers typically paying some of the buyers non-recurring closing cost.			
Miscellaneous Comments:	The effective age of a home in this neighborhood is usually newer due to the fact that there has been very little new construction and most homes have had substantial updating over time. Subject conforms well to the neighborhood.			

Comparable Sales

Feature	Subject Property	Comparable Sale #1	Comparable Sale #2	Comparable Sale #3
Data Source:		MLS	MLS	MLS
MLS # / APN:		21731374	21735612	21743050
Address:	960 Farmingdale Road Jackson, NJ 08527	15 Sunnywoods Ln Jackson, NJ 08527	2 Springbrook Dr Jackson, NJ 08527	21 Summerhill Ave Jackson, NJ 08527
Proximity (miles):		0.96	0.61	0.59
Subdivision / Project Name:				
Sale Date:		1/19/2018	11/8/2017	2/22/2018
Sale Type:		Conventional	Conventional	Conventional
List Price:		\$449,900	\$435,000	\$499,000
Sale Price:		\$430,000	\$435,000	\$499,000
Sale Price / Square Foot:		\$174.44	\$186.22	\$202.93
Days On Market:		120	17	34
Location:	Suburban	Suburban	Suburban	Suburban
View:	Average	Average	Average	Average
Waterfront / Frontage:	None	None	None	None
Lot Size (acres):	1.36	0.41	0.59	0.50
Property Type:	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Design:	2 Story	2 Story	2 Story	2 Story
Quality:	Q4 - Average	Q4 - Average	Q4 - Average	Q4 - Average
Construction:	Frame	Frame	Frame	Frame
Condition:	C4 - Average	C4 - Average	C4 - Average	C3 - Good
Age (in Years):	33.00	29.00	17.00	17.00
Bedrooms:	5.00	4.00	4.00	5.00
Bathrooms:	3.00	2.50	2.50	2.50
Gross Living Area (Sq. Ft.):	2,748	2,465	2,336	2,459
Garage Type:	Attached	Attached	Attached	Attached
Garage Spaces:	2.00	2.00	2.00	2.00
Basement / Basement Finish %:	Full	Full	Full	Full
Amenities:	fireplace	close to schools, parks, shopping and transportation	close to schools, parks, shopping and transportation	close to schools, parks, shopping and transportation
Other Buildings:				
Overall Comparison to Subject:		Equal	Equal	Equal

Comments on Comparable Sales

Comparable #1:	There are little to no comparable listings or sales for this property. Hence, I have expanded all of my search parameters to locate comps that best support value for the subject and, I have made the proper adjustments to determine the price.		
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Comparable #2:	There are little to no comparable listings or sales for this property. Hence, I have expanded all of my search parameters to locate comps that best support value for the subject and, I have made the proper adjustments to determine the price.
Comparable #3:	There are little to no comparable listings or sales for this property. Hence, I have expanded all of my search parameters to locate comps that best support value for the subject and, I have made the proper adjustments to determine the price.

Comparable Listings Document #1	Comparable Listing #1	Comparable Listing #2	Comparable Listing #3
Feature	Subject Property		
Data Source:	MLS	MLS	MLS
MLS # / APN:	21813055	21802154	21807610
Address:	960 Farmingdale Road Jackson, NJ 08527	376 Pfister Rd Jackson, NJ 08527	32 Summerhil Ave Jackson, NJ 08527
Proximity (miles):	0.17	0.51	0.69
Subdivision / Project Name:			
Original List Price:	\$385,000	\$462,000	\$499,900
Current List Price:	\$385,000	\$454,500	\$499,900
Current List Price / Square Foot:	\$142.59	\$179.57	\$180.08
Days On Market:	11	93	54
Location:	Suburban	Suburban	Suburban
View:	Average	Average	Average
Waterfront / Frontage:	None	None	None
Lot Size (acres):	1.36	1.00	1.05
Property Type:	Single Family Residence	Single Family Residence	Single Family Residence
Property Design:	2 Story	2 Story	2 Story
Quality:	Q4 - Average	Q4 - Average	Q4 - Average
Construction:	Frame	Frame	Frame
Condition:	C4 - Average	C4 - Average	C3 - Good
Age (in Years):	33.00	22.00	17.00
Bedrooms:	5.00	4.00	4.00
Bathrooms:	3.00	2.50	2.50
Gross Living Area (Sq. Ft.):	2,748	2,700	2,531
Garage Type:	Attached	Attached	Attached
Garage Spaces:	2.00	2.00	2.00
Basement / Basement Finish %:	Full	Full	Full
Amenities:	fireplace	close to schools, parks, shopping and transportation	close to schools, parks, shopping and transportation
Other Buildings:			
Overall Comparison to Subject:	Equal	Equal	Equal

Comments on Comparable Listings

Comparable #1:	This comp is similar in size & features, search parameters were expanded to include homes that compare to the subject and that appeal to similarly qualified buyers.
Comparable #2:	This comp is similar in size & features, search parameters were expanded to include homes that compare to the subject and that appeal to similarly qualified buyers.
Comparable #3:	This comp is similar in size & features, search parameters were expanded to include homes that compare to the subject and that appeal to similarly qualified buyers.

Subject Comments

Positive Features:	Subject appears to be in overall good condition. No physical, functional or external obsolescence observed.
Negative Features:	At time of inspection there were no negative features that were noted that would have a negative impact on the subject property value.
Repairs Required:	None
Miscellaneous Comments:	Subject is located in a conforming single family neighborhood close to schools, parks, shopping and transportation. The area is a well-established neighborhood with most homes built 10 to 100 years ago. The effective age of a home in this neighborhood is usually newer due to the fact that there has been very little new construction and most homes have had substantial updating over time. Subject conforms well to the neighborhood.

Estimated Sale Price

Suggested List Probable Final

			Per Sq. Ft.
Market As Is:	\$454,000	\$454,000	\$165
Market As Repaired:	\$454,000	\$454,000	\$165
Quick Sale (30 Days) As Is:		\$425,000	\$155
Quick Sale (30 Days) As Repaired:		\$425,000	\$155

Comments on Opinion of Sale Price

Subject is located in a very desirable neighborhood and will have strong buyer appeal. Aggressive pricing is necessary to attract buyers.

I certify that I have personally visited the subject location and performed an inspection of the subject property from at least the street. I certify that I have reviewed all elements of the attached Brokers Price Opinion and that this opinion has been completed in compliance with the state laws of NJ which govern the requirements of the completion of Broker Price Opinions in the state in which the subject property is located. I certify that currently I hold an active real estate broker/sales license in NJ, the state in which the subject property is located. The data has been gathered to the best of my ability and has been reviewed for accuracy, before submission.

Prepared By:	Challisa Royster	Electronic Signature Date / Time:	4/23/2018 10:56:37 AM
Firm Name:	EXIT Realty East Coast	Date of Inspection:	4/21/2018 4:00:00 PM
Real Estate License #:	1329417	Real Estate License State:	NJ
Real Estate License Expiration:	06/30/2019		

Notwithstanding any preprinted language to the contrary, this is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.

Intended Use

This broker price opinion is being completed under the assumption it will not be used as the primary valuation tool to extend credit on a consumer loan that would require an appraisal by federal law.

If the intended use of this opinion is for the extension of consumer credit the user is directed to confirm its applicability for that purpose.

The client has indicated that their intended use is: **Loan Review**

Broker/Agent Interest in Subject Property

I certify that I have no existing or contemplated interest in the subject property.
 I have the following existing or contemplated interest in the subject property.

Assumptions and Limiting Conditions

The agent has provided an estimate of sale price with the assumption that there are no adverse factors, unless noted specifically, such as, but not limited to easements, encroachments, or adverse environmental conditions that would have a negative impact on the sale price or marketability of the subject. If further investigations indicate that factors not considered in this report are found to exist, the final sale price estimate in this report may not be valid.

Exterior Inspection Only

The final estimated sale price arrived at in this report is based on an exterior inspection only of the subject property. The interior condition of the subject is an assumption, and if further inspection determines that the subject suffers from any significant deferred maintenance and/or structural/mechanical defects exists of which the agent was unaware, the final sale price estimate in this report may not be valid.

Additional Assumptions and Limiting Conditions

The final estimated sale price is based on the following additional assumptions:

Inspection

I certify that I have personally inspected the interior and exterior of the subject property.
 I certify that I have personally inspected the subject location and performed an exterior inspection of the subject property from at least the street.
 I certify that I have personally inspected the subject location but was unable to view the subject property due to the following reason(s):

Due to the inability to view the subject property I have relied on the following information to provide the basic characteristics of the subject such as, but not limited to, construction, square footage, and room counts:

General

This opinion is not an appraisal of the market value of the subject property and may not be used in lieu of an appraisal. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. The information used in this report was compiled from a number of different sources and is assumed but not guaranteed to be accurate.

Information used in this report regarding the property characteristics of the subject and all comparables may come from a number of sources. Our agents use their best judgement to determine the most reliable information from the sources available. While we assume the information used in the final report to be reliable it is not guaranteed.

New Jersey

This Broker Price Opinion should not be considered the equivalent of an appraisal prepared by a New Jersey licensed or certified real estate appraiser.

Additional State Requirements

Please add additional state requirements if appropriate:

"Your national field service provider specializing in Field Visits, Inspection Services, Valuation Services, Property Preservation and Skip Trace Services."

21731374 Residential

15 Sunny Woods Ln, Jackson, NJ 08527

LP:\$449,900



Status:	Closed 01/19/2018	List Price:	\$449,900
Property Sub-Type:	Single Family	Apx Year Built:	1989
Sub-Type:	Detached	Apx SqFt:	2,465
Minimum Age:	0	Basement:	Yes
County:	Ocean	Rooms:	10
Municipality:	Jackson (JAC)	Bedrooms:	4
Area/Section:	Jackson Twnsp	Baths:	2 / 1
Complex/Subdivision:	Heather Ridge	FP / #:	/
Apx Lot Dimensions:		Garage / #:	Yes / 2
Acreage:		Waterfront:	No
Elementary School:	Howard C. Johnson	Waterview:	No
Middle School:	Carl W. Goetz	Handicap Access:	
High School:	Jackson Memorial	Directions:	Hyson Rd to Sunny Woods
Other Elementary:			
Other High:			
Style:	Colonial		
Model:			
Zoning:	Neighborhood; Residential		

Elegant, Center Hall Colonial in the beautiful, Heather Ridge area. Traditional elegance begins with the stately elevation with brick accents and continues inside, through the double entry doors. Spacious foyer opens to the formal dining room with Brazilian hardwood floors. A brick, wood-burning fireplace is the focal point of the formal living room. Kitchen features stainless steel appliances and granite counters. The breakfast room has sliders leading to the deck and private backyard. Open to the family room with plenty of natural light from the oversize Anderson windows. Upstairs, four spacious bedrooms. The master with double entry doors & your own en suite. Full basement. Nearly half an acre to improve and enjoy. *NEW Timberline Roof, NEW HVAC & Furnace. Central Vac. One hour to NYC.

Tax Year:	2016	Asmnt - Total:	416,700	New Construction:		Deed Restricted:	
Taxes:	9,613			Farm:		Farm Assessed:	
Special Assessment:				Assessment Status:	Assessed		

Assn Fee:	Management Type:	Fee Includes:	App Escrow Required:
Assn Fee Paid:	Common Elements:		

Room Name	Level	Dimensions	Room Name	Level	Dimensions	Room Name	Level	Dimensions	# Basement - Baths:
Foyer	1		Master Bedroom	2		Utility	1		# Level 1 - Baths: 1
Living Room	1		Bath - Master	2					# Level 2 - Baths: 2
Formal Dining	1		Bedroom	2					# Level 3 - Baths:
Kitchen	1		Bedroom	2					
Breakfast	1		Bedroom	2					
Family Room	1		Bath - 1/2	1					
			Bath - Full	2					

Ownership Type:	Fee Simple	Financing:		Pool:	
Master Bath:	Double Sinks; Shower Stall; Whirlpool	Heat Fuel:	Natural Gas	Roof:	Timberline
Basement:	Full	Interior:	Center Hall; Recessed Light; Sliding Door	Siding:	Brick; Vinyl
Dining Room:	Floor - Wood	Kitchen:	Ceramic Tile; Granite/Stone Counter; Sliding Door	Special Needs:	
Exterior:	Deck; Patio	Lot:	Back to Woods	Style:	Colonial
Floors:	Tile; W/W Carpet; Wood	Description:		Water Heater:	Natural Gas
Foyer:	Ceramic Tile; Two Story	Living Room:	Fireplace - Woodburning	Water/Sewer:	Public Sewer; Public Water
Great/Family Room:	Floor - W/W Carpet	Master Bedroom:			
Heat/AC:	Central Air	Out Buildings:			
		Parking:	Driveway		

Included: Central Vacuum; Dishwasher; Gas Cooking; Refrigerator

Excluded: Personal Belongings

Days On Market:120

Sold Price:	430,000
Sold Date:	01/19/2018

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21735612 Residential

2 Springbrook Dr, Jackson, NJ 08527

LP:\$435,000



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Status:	Closed 11/08/2017	List Price:	\$435,000
Property Sub-Type:	Single Family	Apx Year Built:	2001
Sub-Type:	Detached	Apx SqFt:	2,336
Minimum Age:	0	Basement:	Yes
County:	Ocean	Rooms:	11
Municipality:	Jackson (JAC)	Bedrooms:	4
Area/Section:	North Jackson	Baths:	2 / 1
Complex/Subdivision:	Green Hills	FP / #:	Yes / 1
Apx Lot Dimensions:		Garage / #:	Yes / 2
Acreage:	0.59	Waterfront:	No
Elementary School:	Crawford Rodriguez	Waterview:	No
Middle School:	Christa McAuliffe	Handicap Access:	
High School:	Jackson Liberty	Directions:	Hysen Rd to Farmers Ln to Springbrook or Chandler to Summerhill to Springbrook
Other Elementary:			
Other High:			
Style:	Colonial		
Model:			
Zoning:	Residential; Single Family		

BEAUTIFUL BRICK FRONT COLONIAL on PRIME LOT in DESIRABLE GREEN HILLS! Welcoming 2 STORY FOYER Opens to STUDY & DINING ROOM with FRENCH DOORS & BAY WINDOW. Large Kitchen with 42" CABINETS, HARDWOOD FLOORS & STAINLESS STEEL APPLIANCES. OPEN FAMILY ROOM with HARDWOOD FLOORS & WOODBURNING FIREPLACE! EXPANDED MUD ROOM with BUILT IN BOOT BENCH, COAT RACK & EXTRA STORAGE! TREX DECK leads to HUGE FENCED YARD & PAVER PATIO on PRIME LOT & BONUS SUNROOM ADDITION ~Perfect for Entertaining!~ Large MASTER with TRAY CEILING & WALK-IN CLOSET with BUILT IN CLOSET ORGANIZER! Master Bath features DUAL SINKS, SOAKING TUB & SEPARATE SHOWER. GREAT LOCATION IN NORTH JACKSON, Close to Rt. 195, NYC EXPRESS BUS, Shopping & Restaurants. ALL PUBLIC UTILITY SERVICES. DON'T MISS THIS ONE! CALL TODAY...

Tax Year:	2016	Asmnt - Total:	430,800	New Construction:		Deed Restricted:	
Taxes:	9,939			Farm:		Farm Assessed:	
Special Assessment:				Assessment Status:	Assessed		

Assn Fee:	Management Type:	Fee Includes:	App Escrow Required:
Assn Fee Paid:	Common Elements:		

Room Name	Level	Dimensions	Room Name	Level	Dimensions	Room Name	Level	Dimensions	# Basement - Baths:
Foyer	1		Master Bedroom	2		Mud	1		
Dining Room	1		Bath - Master	2					# Level 1 - Baths: 1
Eat-In-Kitchen	1		Bedroom	2					# Level 2 - Baths: 2
Family Room	1		Bedroom	2					# Level 3 - Baths:
			Bedroom	2					
			Bath - Full	2					
			Study	1					
			Sunroom	1					
			Laundry	1					

Ownership	Fee Simple	Financing:	Pool:
Type:		Heat Fuel:	Natural Gas
Master Bath:	Ceramic Tile; Double Sinks; Floor - Ceramic; Shower Stall; TRY/VLT/CATH; Tub	Interior:	Roof:
Basement:	Full	Kitchen:	Shingled
Dining Room:	Bay/Bow Window; Floor - W/W Carpet; French Doors	Bnook/Dining Area; Center Island; Dinette; Eat-In; Floor - Wood; Pantry; Sliding Door	Brick; Vinyl
Exterior:	Fence; Shed; Sprinkler Under	Lot Description:	Siding:
Floors:	Ceramic; Tile; W/W Carpet; Wood	Fenced Area	Special Needs:
Foyer:	Closet(s); Floor - Wood; Two Story		Style:
Great/Family Room:	Fireplace - Woodburning; Floor - Wood	Master Bedroom: Floor - W/W Carpet; Full Bath; Bedroom: TRY/VLT/CATH; Walk-in Closet	Colonial
Heat/AC:	Central Air; Forced Hot Air	Out Buildings: Storage Shed	Natural Gas
		Parking: Asphalt; Double Wide Drive; Driveway; On Street; Paved Drv	Public Sewer; Public Water

Included: Blinds/Shades; Dishwasher; Dryer; Garage Door Opener; Gas Cooking; Light Fixtures; Microwave; Stove; Washer

Days On Market: 17

Showing: Showing Time

Sold Price:	435,000
Sold Date:	11/08/2017

21743050 Residential

21 Summerhill Ave, Jackson, NJ 08527

LP:\$499,000



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Status:	Closed 02/22/2018	List Price:	\$499,000
Property Sub-Type:	Single Family	Apx Year Built:	2001
Sub-Type:	Detached	Apx SqFt:	2,459
Minimum Age:		Basement:	Yes
County:	Ocean	Rooms:	11
Municipality:	Jackson (JAC)	Bedrooms:	5
Area/Section:	Jackson Twnsp	Baths:	2 / 1
Complex/Subdivision:	Green Hills	FP / #:	Yes /
Apx Lot Dimensions:		Garage / #:	Yes / 2
Acreage:	0.5	Waterfront:	No
Elementary School:	Crawford Rodriguez	Waterview:	No
Middle School:	Christa McAuliffe	Handicap Access:	
High School:	Jackson Liberty	Directions:	Rt 9 S to Jackson Mills Rd left on Chandler Rd left on Winter Way left on Summerhill Ave. house on Rt.
Other Elementary:			
Other High:			
Style:	Colonial		
Model:			
Zoning:	Residential; Single Family		

FOR PEOPLE WHO WANT MORE... ...The Recently Updated Colonial Home You Can Move Into As Soon As Tomorrow To Start Living THE LIFE YOU WANT.. With WAY LESS Work! The first thing you notice about this 5 bedroom, 2.5 bath house is that the owners put A TON of love and care into making it a home. You'd have to see it first hand to believe it... But trust me, it's incredible. A basement with high ceilings, fully finished and ready to turn into a dream space. Updated bathrooms with modern vanities. Fresh new carpeting on the stairs and master bedroom, tray ceilings with indirect lighting, details you wouldn't even think of are in this home. Even more importantly... this house is made for ANYONE wanting more from a new home.

Tax Year:	2016	Asmnt - Total:	499,900	New Construction:		Deed Restricted:	
Taxes:	11,533			Farm:		Farm Assessed:	
Special Assessment:				Assessment Status:	Assessment - N/A		

Assn Fee:	Management Type:	Fee Includes:	App Escrow Required:
Assn Fee Paid:	Common Elements:		
Room Name	Level Dimensions	Room Name	Level Dimensions
Foyer	1	Master Bedroom	2
Living Room	1	Bath - Master	19x12
Dining Room	1	Bedroom	16x9
Eat-In-Kitchen	1	Bedroom	12x11
Family Room	1	Bedroom	11x10
		Bedroom	12x10
		Bedroom	12x11
		Bath - 1/2	1
		Bath - Full	2
		Laundry	1

Ownership Type:	Financing:	Pool:	Cabana; Fenced; In Ground; Pool Equipment; Vinyl Lining; Other - See Remarks
Master Bath: Ceramic Tile; Double Sinks; Floor - Ceramic; Shower Stall; Tub	Heat Fuel: Natural Gas	Roof:	Shingled
Basement: Ceilings - High; Finished; Full Finished; Heated	Interior: Attic; Ceilings - 9Ft+ 1st Flr; Dec Molding; French Doors; Recessed Light; Security System; Sliding Door	Siding:	Brick; Vinyl
Dining Room: Dec Molding; Floor - W/W Carpet	Kitchen: Brook/Dining Area; Center Island; Ceramic Tile; Eat-In; Floor - Ceramic; Granite/Stone Counter; Newer; Pantry; Sliding Door	Special Needs:	Colonial
Exterior: Deck; Fence; Outdoor Lighting; Security System; Shed; Sprinkler Under; Storage; Swimming; Other - See Remarks	Lot: Cul-De-Sac; Fenced Area; Level; Description: Other - See Remarks	Style:	Water Heater: Natural Gas
Floors: Ceramic; Laminate; Tile; W/W Carpet; Wood	Living Room: Floor - W/W Carpet	Water/Sewer:	Public Sewer; Public Water
Foyer: Closet(s); Floor - Wood; Two Story	Master Bedroom: Floor - W/W Carpet; Full Bath; TRY/VLT/CATH; Walk-in Closet		
Great/Family Room: Fireplace - Gas; Floor - Wood; TRY/VLT/CATH	Out Buildings:		
Heat/AC: Central Air; Forced Hot Air	Parking: Double Wide Drive; Driveway; Oversized Drive		

Included: AC Units; Blinds/Shades; Ceiling Fan(s); Dishwasher; Dryer; Garage Door Opener; Gas Cooking; Light Fixtures; Microwave; Outdoor Lighting; Refrigerator; Screens; Security System; Self/Con Clean; Stove; Washer; Window Treatments

Excluded: Black refrigerator in cabana, white freezer in garage

Days On Market: 34

Showing: Showing Time

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21813055 Residential**376 Pfister Rd, Jackson, NJ 08527****LP:\$385,000**

Status:	Under Contract	List Price:	\$385,000
Property Sub-Type:	Single Family	Apx Year Built:	1996
Sub-Type:	Detached	Apx SqFt:	2,700
Minimum Age:		Basement:	Yes
County:	Ocean	Rooms:	9
Municipality:	Jackson (JAC)	Bedrooms:	4
Area/Section:	None	Baths:	2 / 1
Complex/Subdivision:	None	FP / #:	Yes / 1
Apx Lot Dimensions:	100 x 436	Garage / #:	Yes / 2
Acreage:	1	Waterfront:	No
Elementary School:		Waterview:	No
Middle School:		Handicap Access:	
High School:		Directions:	N New Prospect Rd to Farmingdale Rd to Pfister Rd, or Jackson Mills Rd to Farmingdale to Pfister
Other Elementary:			
Other High:			
Style:	Colonial		
Model:			
Zoning:	Residential		

Looking for a classic CENTER HALL COLONIAL w/ spacious rooms, plenty of storage, in immaculate condition? This is it! Pride of ownership abounds from the moment you arrive at this beautiful country setting. Once inside you'll find formal living rm & dining rm w/ HW floors, perfect for entertaining. Large sunny kitchen w/ tile backsplash & new stove opens to family rm w/ wood burning FP & HW floors. 1st floor also offers 1/2 bath, laundry rm & huge walk-in pantry closet. Upstairs find ample master BR w/ unique "night light" ceiling fan & large WIC, master bath w/ new vanity. 3 more generous BRs plus newly remodeled guest bath. Newer expansive deck is great for those Summer gatherings on this fully fenced, private property overlooking farms. Full, dry basement, 2 car garage & newer roof.

Tax Year:	2017	Asmnt - Total:	380,000	New Construction:		Deed Restricted:	
Taxes:	8,919			Farm:		Farm Assessed:	
Special Assessment:				Assessment Status:	Assessed		

Assn Fee:	Management Type:	Fee Includes:	App Escrow Required:
Assn Fee Paid:	Common Elements:		

Room Name	Level	Dimensions	Room Name	Level	Dimensions	Room Name	Level	Dimensions	# Basement - Baths:
Living Room	1		Master Bedroom	2					
Dining Room	1		Bedroom	2					# Level 1 - Baths: 1
Eat-In-Kitchen	1		Bedroom	2					# Level 2 - Baths: 2
Family Room	1		Bedroom	2					# Level 3 - Baths:
			Laundry	1					

Ownership Type:	Fee Simple	Financing:		Pool:	
Master Bath:	Ceramic Tile; Tub	Heat Fuel:	Electric; Oil Above Ground	Roof:	Shingled
Basement:	Full; Unfinished	Interior:	Center Hall	Siding:	Vinyl
Dining Room:	Floor - Wood	Kitchen:	Floor - Ceramic	Special Needs:	
Exterior:	Deck; Fence; Patio; Shed	Lot Description:	Oversized; Treed Lots	Style:	Colonial
Floors:		Living Room:	Floor - Wood	Water Heater:	Electric
Foyer:	Ceramic Tile; Closet(s)	Master Bedroom:	Floor - W/W Carpet; Full Bath	Water/Sewer:	Septic; Well
Great/Family Room:	Fireplace - Woodburning; Floor -	Out Buildings:	Storage Shed		
Room:	Wood; Sliding Door	Parking:	Paved Drv		
Heat/AC:	Central Air; Forced Hot Air				
Included:	Ceiling Fan(s); Dishwasher; Dryer; Light Fixtures; Refrigerator; Stove; Stove Hood; Washer				
Excluded:	personal belongings				

Days On Market:11

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21802154 Residential

32 Summerhill Ave, Jackson, NJ 08527

LP:\$454,500



Status:	Active	List Price:	\$454,500
Property Sub-Type:	Single Family	Apx Year Built:	2001
Sub-Type:	Detached	Apx SqFt:	2,531
Minimum Age:		Basement:	Yes
County:	Ocean	Rooms:	9
Municipality:	Jackson (JAC)	Bedrooms:	4
Area/Section:	Jackson Twnsp	Baths:	2 / 1
Complex/Subdivision:	Green Hills	FP / #:	Yes / 1
Apx Lot Dimensions:		Garage / #:	Yes / 2
Acreage:	1.05	Waterfront:	No
Elementary School:	Crawford Rodriguez	Waterview:	No
Middle School:	Christa McAuliffe	Handicap Access:	No
High School:	Jackson Liberty	Directions:	Chandler Rd to WINTER WAY TO LEFT ON SUMMERHILL
Other Elementary:			
Other High:			
Style:	Colonial		
Model:			
Zoning:	Neighborhood; Residential		

COME MAKE THIS 4 BEDROOM 2.5 BATH COLONIAL YOUR HOME WITH 2 CAR SIDE ENTRY GARAGE. 2 STORY FOYER WITH ADJACENT OFFICE/STUDY THAT MAY BE USED AS THE 5TH BEDROOM (HAS A CLOSET). THE LIVING ROOM AND DININGROOM SEPERATE BY COLUMNS ARE READY FOR ENTERTAINING. THE 42"KITCHEN CABINETS,CENTER ISLAND WITH ALL APPLIANCES IS READY FOR THE COOK IN THE HOUSE. THE WOOD BURNING FIREPLACE IN THE FAMILY ROOM FOR THE COZY NIGHTS. THE 2 TIERED PAVER DECK IS READY FOR SUMMERTIME FUN. MASTER BEDROOM WITH ATTACHED FULL BATH , 3 ADDITIONAL BEDROOMS WITH ANOTHER FULL BATH FINISHES THE HOME....

Tax Year:	2017	Asmnt - Total:	0	New Construction:		Deed Restricted:			
Taxes:	10,125			Farm:		Farm Assessed:			
Special Assessment:				Assessment Status:	Assessed				
Assn Fee:		Management Type:	No Management	Fee Includes:		App Escrow Required:			
Assn Fee Paid:		Common Elements:							
Room Name	Level	Dimensions	Room Name	Level	Dimensions	Room Name	Level	Dimensions	# Basement - Baths:
Foyer	1		Master Bedroom	2	12' 4" x 17' 8"				# Level 1 - Baths:
Living Room	1	12'4" x 14' 8"	Bath - Master	2					# Level 2 - Baths:
Dining Room	1	12' 4" x 13'9"	Bedroom	2	11' 8" x 10' 7"				# Level 3 - Baths:
Eat-In-Kitchen	1	12' x 15'	Bedroom	2	11' 8" x 10' 4"				
Breakfast	1	10'7" x 11' 5"	Bedroom	2	10' 4" x 11' 1"				
Family Room	1	21' 3" x 14' 5"	Bath - 1/2	1					
			Bath - Full	2					
			Study	1	11' 4" x 10 '				
Ownership Type:	Fee Simple		Financing:			Pool:			
Master Bath:	Ceramic Tile; Double Sinks; Shower Stall; Tub		Heat Fuel:	Natural Gas		Roof:	Shingled		
Basement:	Bilco Style Doors; Full; Unfinished		Interior:	Attic; Attic - Other; Center Hall; Laundry Tub; Recessed Light; Sliding Door		Siding:	Vinyl		
Dining Room:	Floor - W/W Carpet		Kitchen:	Center Island; Eat-In; Floor - Linoleum/Vinyl; Pantry; Sliding Door		Special Needs:			
Exterior:	Outdoor Lighting; Patio		Lot Description:	Treed Lots		Style:	Colonial		
Floors:	Cement		Living Room:	Floor - W/W Carpet		Water Heater:	Natural Gas		
Foyer:	Floor - Wood; Two Story		Master Bedroom:	Floor - W/W Carpet; Full Bath		Water/Sewer:	Public Sewer; Public Water		
Great/Family Room:	Fireplace - Woodburning; Floor - W/W Carpet		Out Buildings:	Storage Shed					
Heat/AC:	Central Air; Forced Hot Air		Parking:	Double Wide Drive; Driveway; Oversized Drive					

Included: Blinds/Shades; Dishwasher; Garage Door Opener; Light Fixtures; Microwave; Outdoor Lighting; Refrigerator; Stove

Excluded: WASHER AND DRYER DINING ROOM FIXTURE

Days On Market:93

Showing:Showing Time

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21807610 Residential



Status:	Active	List Price:	\$499,900
Property Sub-Type:	Single Family	Apx Year Built:	2006
Sub-Type:	Detached	Apx SqFt:	
Minimum Age:		Basement:	Yes
County:	Ocean	Rooms:	10
Municipality:	Jackson (JAC)	Bedrooms:	5
Area/Section:	Jackson Mills	Baths:	3 / 0
Complex/Subdivision:	Farmingdale Woods	FP / #:	/
Apx Lot Dimensions:		Garage / #:	Yes / 2
Acreage:		Waterfront:	No
Elementary School:		Waterview:	No
Middle School:		Handicap Access:	
High School:		Directions:	Jackson Mills Rd to left onto Farmingdale Rd, left on Sapphire, left on Amethyst, left onto Opal, First house on left.
Other Elementary:			
Other High:			
Style:	Colonial		
Model:			
Zoning:			

This Beautiful home on a cul-de-sac has everything from the Inviting and Charming front porch to a large kitchen, with stunning 9 foot ceilings, and new carpet upstairs. This home also has a possible in-law/nanny suite with an attached bathroom on main floor and an Unfinished basement ready for your imagination. Come and see this gem before its to late! This home is a short sale.

Tax Year:	2017	Asmnt - Total:	527,500	New Construction:	No	Deed Restricted:	
Taxes:	12,380			Farm:		Farm Assessed:	
Special Assessment:				Assessment Status:	Assessment - N/A		

Assn Fee:	Management Type:	Fee Includes:	App Escrow Required:
Assn Fee Paid:	Common Elements:		

Room Name	Level	Dimensions	Room Name	Level	Dimensions	Room Name	Level	Dimensions	# Basement - Baths:
									# Level 1 - Baths:
									# Level 2 - Baths:
									# Level 3 - Baths:

Ownership Type:	Financing:	Pool:	
Master Bath:	Heat Fuel:	Roof:	Shingled
Basement:	Natural Gas	Siding:	
Dining Room:	Interior:	Special Needs:	
Exterior:	Kitchen:	Style:	Colonial
Floors:	Lot Description:	Water Heater:	Natural Gas
Foyer:	Living Room:	Water/Sewer:	Septic; Well
Great/Family Room:	Master Bedroom:		
Heat/AC:	Out Buildings:		
	Parking:		
2 Zoned AC; Central Air; Forced Hot Air			

Days On Market: 54

Showings: Showing Time

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client@sandcastlefs.com

Results - Photos

Address Verification - Posted Address

Date of Visit: 4/21/2018 4:00:00 PM



Service Address Front View

Date of Visit: 4/21/2018 4:00:00 PM



Service Address Front View

Date of Visit: 4/21/2018 4:00:00 PM



Service Address Front View

Date of Visit: 4/21/2018 4:00:00 PM



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Results - Photos

Service Address Other View

Date of Visit: 4/21/2018 4:00:00 PM



Street View/Street Scene

Date of Visit: 4/21/2018 4:00:00 PM



Street View/Street Scene

Date of Visit: 4/21/2018 4:00:00 PM



Comparable Sale 1

Date of Visit: 4/21/2018 4:00:00 PM





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Results - Photos

Comparable Sale 2

Date of Visit: 4/21/2018 4:00:00 PM



Comparable Sale 3

Date of Visit: 4/21/2018 4:00:00 PM



Comparable Listing 1

Date of Visit: 4/21/2018 4:00:00 PM



Comparable Listing 2

Date of Visit: 4/21/2018 4:00:00 PM





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Results - Photos

Comparable Listing 3

Date of Visit: 4/21/2018 4:00:00 PM

